

COMMISSIONER'S SALE NOTICE

Notice is hereby given that the undersigned Commissioner, pursuant to the Agreed Decree of In Rem Foreclosure of the Circuit Court of Benton County, Arkansas, which was rendered on the 27th day of March, 2015, in a case number CV 2015-156-6, pending between:

PEOPLES BANK OF WETVILLE, OKLAHOMA
Plaintiff

VS.

THE ESTATE OF MARY LOU STONER, DECEASED,
JENNIFER GRAY, SPECIAL ADMINISTRATOR, and
LINDA BARNES,
Defendants

FILED
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BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

The undersigned, as Commissioner of this Court, will offer at public venue to the highest bidder, at the West Front Door or Entrance to the County Courthouse, in which said Court is held, at 102 N.E. "A" Street, in the City of Bentonville, Benton County, Arkansas, within the hours prescribed by law for judicial sales on Monday, the 20th day of April, 2015, at the hour of 9:45 A.M., the following described real property located in Benton County, Arkansas, to wit:

TRACT 2-A as shown on Plat Record "Z" at page 26 and more particularly described as follows: A part of the W 1/2 of the SW 1/4 of Section 29, Township 17 North, Range 33 West, Benton County, Arkansas, beginning at a point on the centerline of New Highway # 59, South 89 degrees 20 minutes 49 seconds East 409.19 feet from the SW corner of said W 1/2 of the SW 1/4, thence South 89 degrees 20 minutes 49 seconds East 722.34 feet to the centerline of Old Highway # 59, thence North 22 degrees 29 minutes 41 seconds West 318.16 feet along said centerline, thence North 35 degrees 37 minutes 34 seconds West 241.0 feet along said centerline, thence North 40 degrees 32 minutes 22 seconds West 100.6 feet along said centerline, thence South 35 degrees 17 minutes 08 seconds West 683.57 feet to the point of beginning.

TRACT 2-B as shown on Plat Record "Z" at page 26 and more particularly described as follows: A part of the W 1/2 of the SW 1/4 of Section 29, Township 17 North, Range 33 West, Benton County, Arkansas, beginning at a point on the centerline of New Highway #59 South 89 degrees 20 minutes 49 seconds East 409.19 feet from the SW corner of said W 1/2 of the SW 1/4, thence North 35 degrees 17 minutes 08 seconds East 683.57 feet to the centerline of Old Highway # 59, thence North 40 degrees 32 minutes 22 seconds West 40.0 feet along said centerline, thence South 39 degrees 27 minutes 16 seconds West 75.0 feet, thence North 58 degrees 43 minutes 41 seconds West 305.8 feet, thence South 37 degrees 50 minutes 47 seconds West 564.19 feet to the centerline of New Highway # 59, thence South 40 degrees 59 minutes 57 seconds East 8.04 feet along said centerline, thence South 47 degrees 45 minutes 33 seconds East 67.58 feet along said centerline, thence South 50 degrees 14 minutes 17 seconds East 300.51 feet along said centerline to the point of beginning.

TRACT 2-C as shown on Plat Record "3" at page 98 and more particularly described as follows: A part of the W 1/2 of the SW 1/4 of Section 29, Township 17 North, Range 33 West, Benton County, Arkansas, beginning at a point on the centerline of New Highway #59 240.98 feet North and 127.43 feet East of the SW corner of said W 1/2 SW 1/4, thence North 37 degrees 50 minutes 47 seconds East 564.19 feet, thence North 68 degrees 08 minutes West 200 feet, thence North 21 degrees 52 minutes East 95.35 feet, thence North 51 degrees 05 minutes 05 seconds West 409.39 feet, thence South 0 degrees 01 minutes 10 seconds

West 692.45 feet, thence South 29 degrees 29 minutes 54 seconds East 105.44 feet, thence South 40 degrees 59 minutes 57 seconds East 107.91 feet to the point of beginning.

Lots 22-26, inclusive, Block 125 and Lots 1-7, inclusive, Block 126, Forest Park Subdivision, being a part of Section 19 Township 17 North, Range 33 West, Benton County, Arkansas.

Also rights of ingress and egress from the public road over and across an existing roadway to the aforesaid property.

Part of the W 1/2 of the SW 1/4 of Section 29, T-17-N, R-33-W, Benton County, Arkansas; more particularly described as follows: Tract 1. Beginning at the SE Corner of said W 1/2 of SW 1/4, Section 29; thence N 89 degrees 20 minutes 49 seconds W 191.27 feet to the centerline of old Ark. State Hwy 159; thence N 22 degrees 29 minutes 41 seconds W 318.16 feet along said centerline; thence N 35 degrees 37 minutes 34 seconds W 241.00 feet along said centerline; thence N 40 degrees 32 minutes 22 seconds W 175.00 feet along said centerline; thence N 52 degrees 07 minutes 59 seconds W 771.46 feet along said centerline; thence N 62 degrees 03 minutes 20 seconds W 107.50 feet along said centerline; thence North 72 degrees 32 minutes 06 seconds W 53.70 feet along said centerline thence N 00 degrees 01 minutes 10 seconds E 1455.92 feet; thence S 89 degrees 37 minutes 22 seconds E 1329.61 feet; thence S 00 degrees 10 minutes 13 seconds W 2612.23 feet to the point of beginning, containing 60.64 acres, more or less. Also, less and except home site and surrounding three acres as done without availability of survey.

Part of the SW 1/4 of the SW 1/4, Section 29, Township 17 North, Range 33 West, Benton County, Arkansas, described as beginning at a point on the Northeasterly Right-of-Way line of Old Hwy. 59, 1116.36 feet North and 169.62 feet East of the SW corner of said SW1/4 of the SW1/4, thence South 81 degrees 05 minutes 14 seconds East 111.92 feet, thence North 33 degrees 34 minutes 26 seconds East 80.63 feet, thence South 57 degrees 18 minutes 17 seconds East 239.0 feet, thence South 40 degrees 56 minutes 33 seconds East 45.37 feet, thence South 62 degrees 10 minutes 39 seconds East 619.13 feet, thence South 553.97 feet to the Northeasterly right-of-way line of Old Hwy. 59, thence along said right-of-way line the following courses; North 22 degrees 29 minutes 41 seconds West 152.32 feet, North 35 degrees 37 minutes 34 seconds West 248.7 feet; North 40 degrees 32 minutes 22 seconds West 179.36 feet; thence North 52 degrees 07 minutes 59 seconds West 777.55 feet to the point of beginning, containing five acres, more or less. ALSO, an 80 foot wide roadway and access easement on the existing right-of-way of Old Hwy. 59, beginning at the SE corner of said 5 acre tract, thence extending to the junction of Old and New Hwy 59. ALSO, a 20 foot wide roadway and access easement described as being adjacent to and Northeasterly of the following described boundary lines of the said 5 acre tract; Beginning 1166.2 feet North and 324.78 feet East of the said SW corner of the SW1/4 of the SW1/4; thence South 57 degrees 18 minutes 17 seconds East 239.0 feet; thence South 40 degrees 56 minutes 33 seconds East 45.27 feet; thence South 62 degrees 10 minutes 39 seconds East 619.13 feet, subject to encumbrances thereon. Subject to easements and right-of-ways of record.

TERMS OF SALE:

Purchaser will be required to pay full amount of bid the day of sale or ten percent down with remaining balance due in ninety (90) days bearing interest from the date of sale. Purchaser will also be required to provide a bond or proof of security for remaining balance due the morning of the sale.

Given under my hand this 3rd day of April, 2015.

/s/ BRENDA DeSHIELDS
BRENDA DeSHIELDS, Commissioner

